

General Information

Parcel Number 89-16-32-440-716.000-030
Local Parcel Number 46-32-440-716.000-29

Tax ID: 029-02947-00

Routing Number 4632440-028

Property Class 420 Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294199-029 WAYNE COM-294199 (029)

Section/Plat 4632440

Location Address (2) 818 E MAIN ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

MAIN STREET RICHMOND-WAYNE C N/K/A CENTER CITY DEVELOPMENT 814 E MAIN ST RICHMOND, IN 47374

Legal

W 1/2 OF W 1/2 LOT 76 C W S E 1/2 OF W 1/2 16 1/2 FT LOT 76 C W S *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/07/2022 to 01/01/1900.

Notes

1/3/2022 Misc: 2022 GENERAL REVAL
3/19/2020 Misc: 20p21- 2020 Equalization JH/Nexus
1/21/2020 Misc: 11/20/19-new construction-reduced obsol-RC
7/11/2016 : 2017 GENERAL REVAL PHASE 3

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector 09/14/2021 rc

Appraiser 09/14/2021 rc

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(166')	1: 1(394')	U: 1(332')
Heating	4704 sqft		
A/C	4704 sqft		
Sprinkler			

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	4	4	
Total	0	0	4	4

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

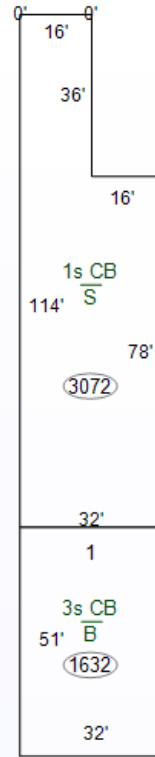
Description	Area	Value
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Special Features

Description	Value

Other Plumbing

Description	Value



Building Computations

Sub-Total (all floors)	\$789,933	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$796,333
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$643,039
Exterior Features	\$0		

Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	1632 sqft	4704 sqft	1632 sqft	1632 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	166'	394'	166'	166'
PAR	10	8	10	10
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	1	2	3
Wall Height	9'	12'	12'	12'
Base Rate	\$50.58	\$131.17	\$69.85	\$69.85
Frame Adj	(\$10.96)	(\$12.83)	(\$11.30)	(\$11.30)
Wall Height Adj	\$0.00	(\$3.40)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$39.62	\$114.94	\$58.55	\$58.55
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$39.62	\$114.94	\$58.55	\$58.55
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$38.29	\$114.94	\$57.22	\$57.22
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$62,489	\$540,678	\$93,383	\$93,383

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Mixed Use Commercial	3	Concrete	C-1	1910	1950	75 A		0.85		9,600 sqft	\$643,039	80%	\$128,610	32%	100%	1.000	0.800	0.00	0.00	100.00	\$70,000